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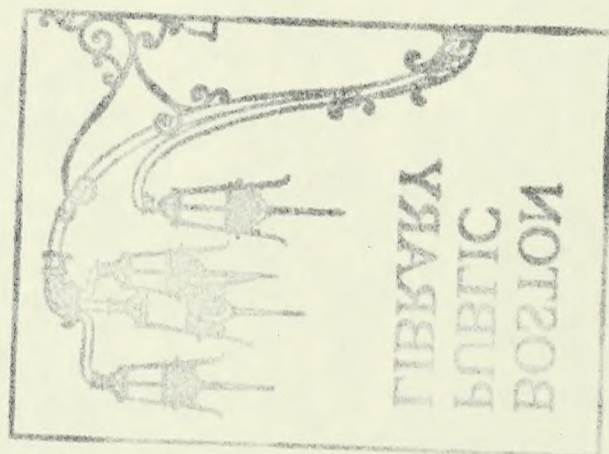
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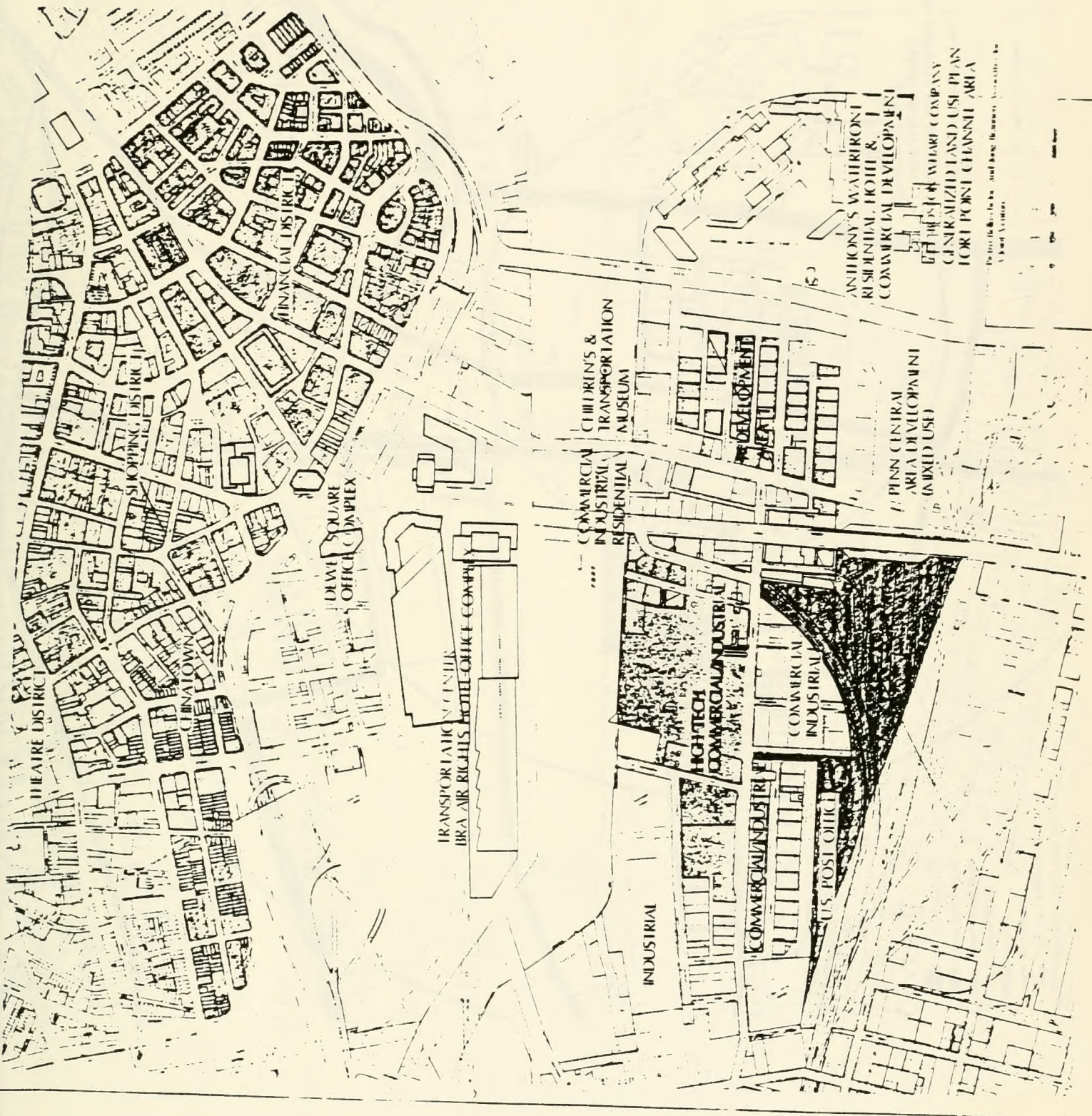
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ANTHONY'S WATERFRONT  
RESIDENTIAL HOTEL &  
COMMERCIAL DEVELOPMENT

PORT FORT CLANNET AREA  
GENERALIZED LAND USE PLAN

FOR THE DELAWARE AND PORT HANOVER ASSOCIATES, INC.  
A Joint Venture

PENN CENTRAL  
AREA DEVELOPMENT  
(MIXED USE)

CHILDREN'S &  
TRANSPORTATION  
MUSEUM

DEVELOPMENT

HIGH TECH  
COMMERCIAL INDUSTRIAL

COMMERCIAL  
INDUSTRIAL

COMMERCIAL INDUSTRIAL

U.S. POST OFFICE

INDUSTRIAL

TRANSPORTATION CENTER  
BRA AIR RIGHTS HOTEL-OFFICE COMPLEX

DELAWARE SQUARE  
OFFICE COMPLEX

CLINTON TOWNSHIP

SHOPPING DISTRICT

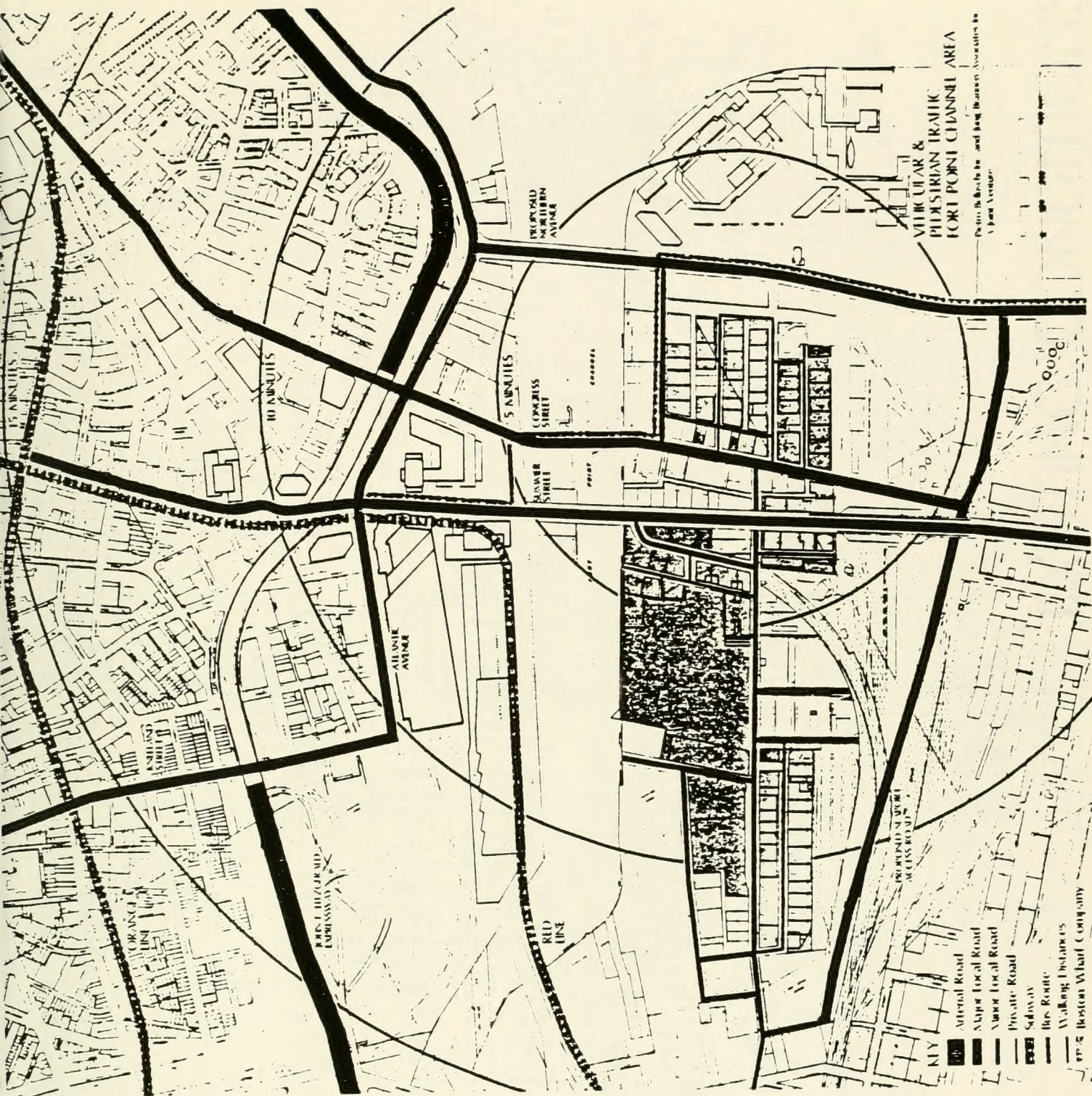
FINANCIAL DISTRICT

THEATRE DISTRICT













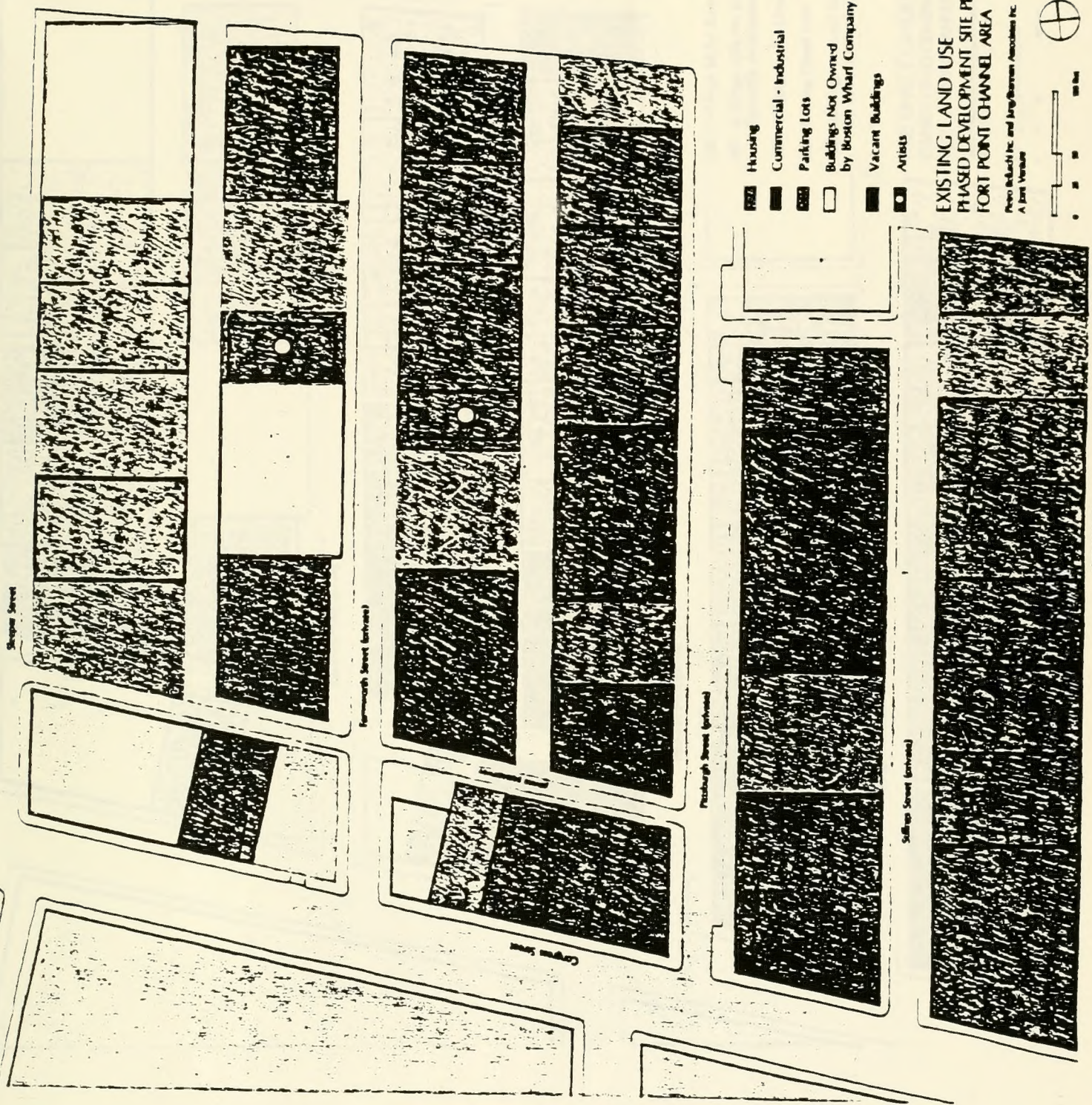


# EXISTING CONDITIONS









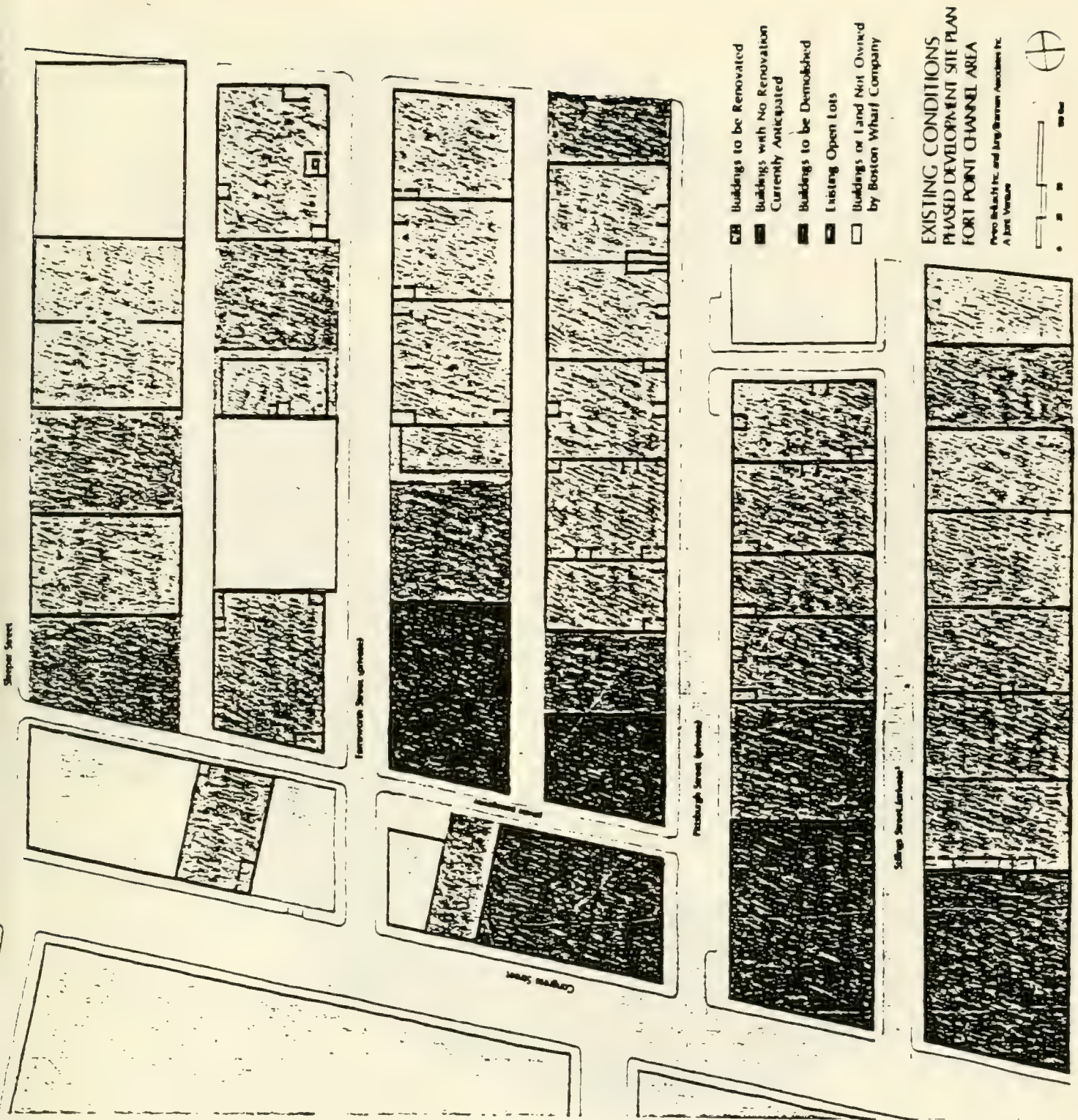
EXISTING LAND USE  
 PHASED DEVELOPMENT SITE PLAN  
 FORT POINT CHANNEL AREA  
 Peter DeLuca Inc. and Jorg/Burton Associates Inc.  
 A Joint Venture







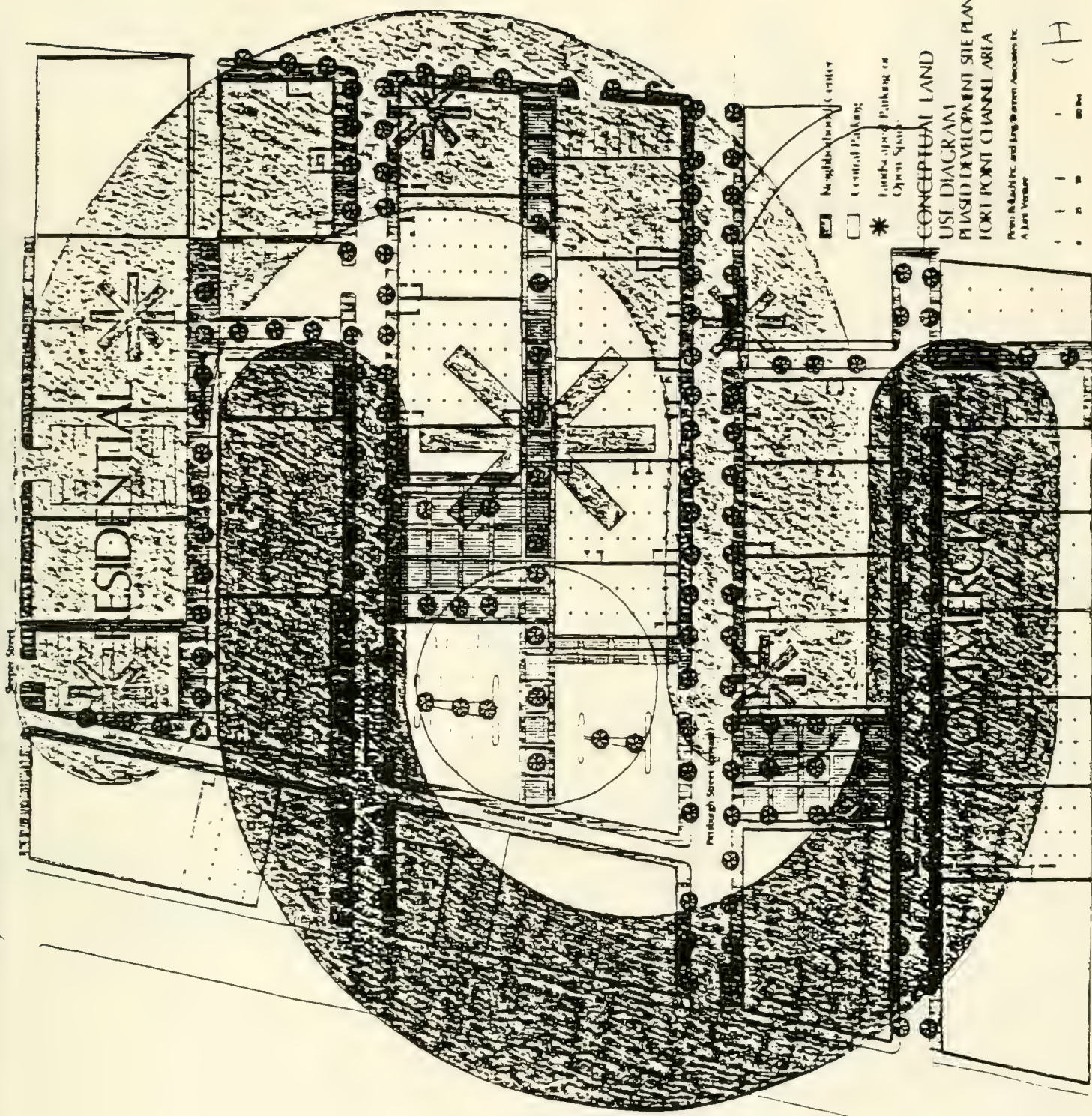












USE DIAGRAM  
 PLANNED DEVELOPMENT SITE PLAN  
 FORT POINT CHANNEL AREA  
 PETER B. KACH INC. and JUNG BRUNNEN ASSOCIATES INC.  
 A Joint Venture

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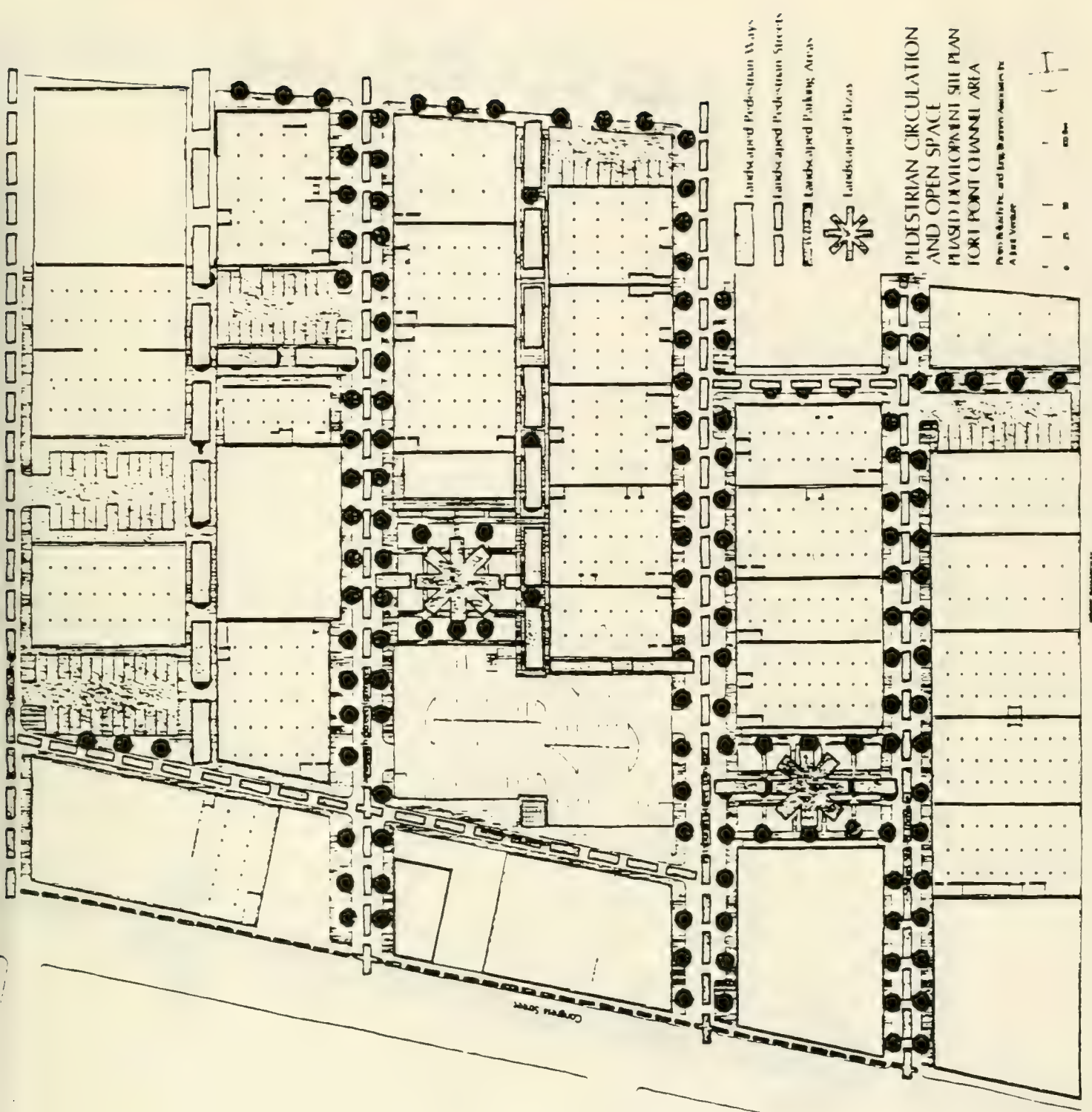
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PEDESTRIAN CIRCULATION  
AND OPEN SPACE  
PLANNED DEVELOPMENT SITE PLAN  
FORT POINT CHANNEL AREA

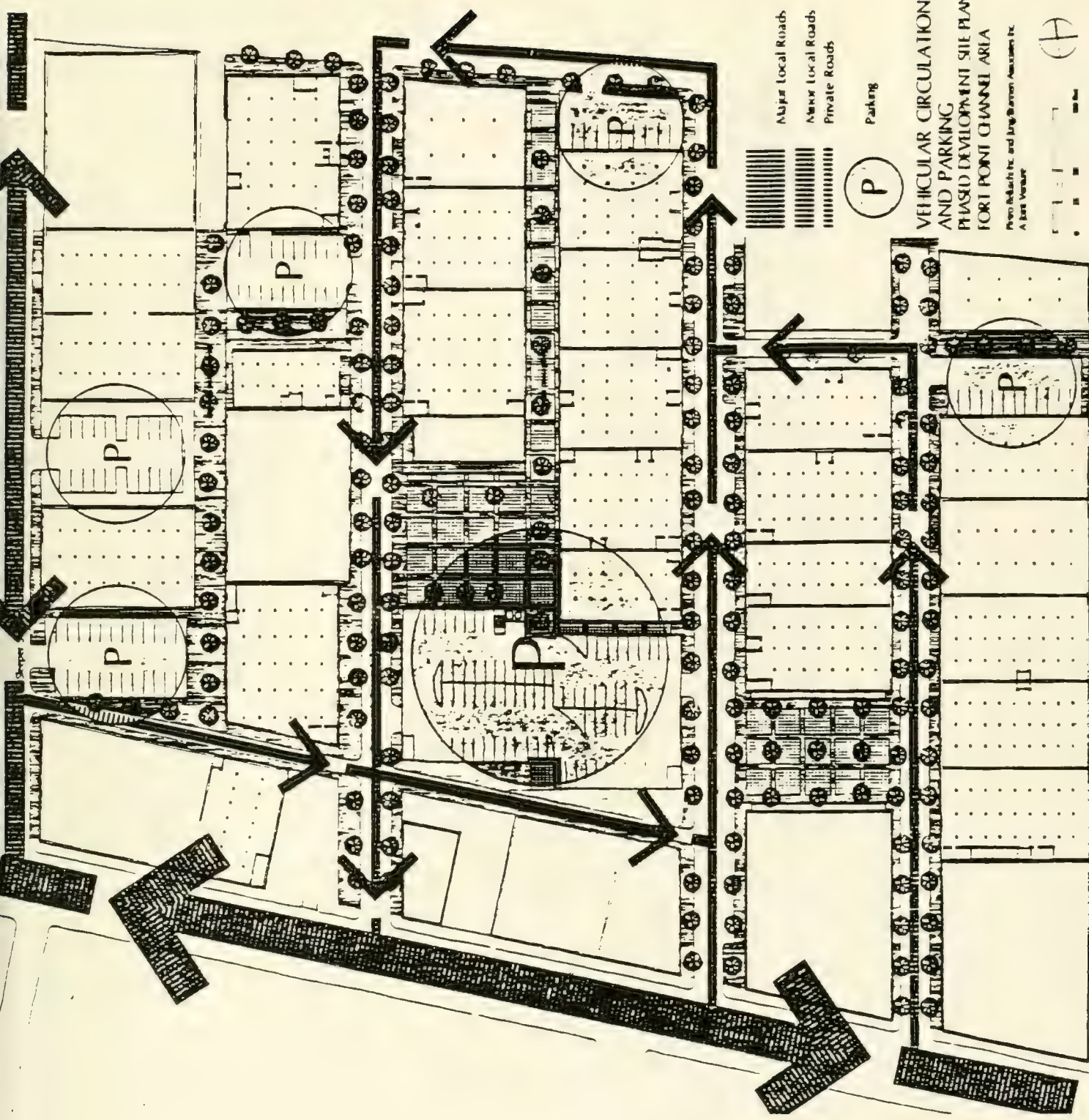
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and [illegible]  
A [illegible] Venture

Scale: 1" = 100'















# EXISTING & PROPOSED PARKING SPACE TABULATIONS

PHASE	PROPOSED PARKING AT GRADE	PROPOSED STRUCTURED PARKING	TOTAL	EXISTING PARKING
Phase 1	45	-	45	72
Phase 2	113	-	113	48
Phase 3	10	167	177	63
Phase 4	12	-	12	62
Beyond Phase 4	-	241	241	-
Total	180	408	588	245

NOTE: The Marketing of Phase 1 has shown a strong demand for one parking space per unit which may increase the parking space requirements for Phase 1 and Phase 2. It is not, however, envisaged that the overall parking space requirements will change.



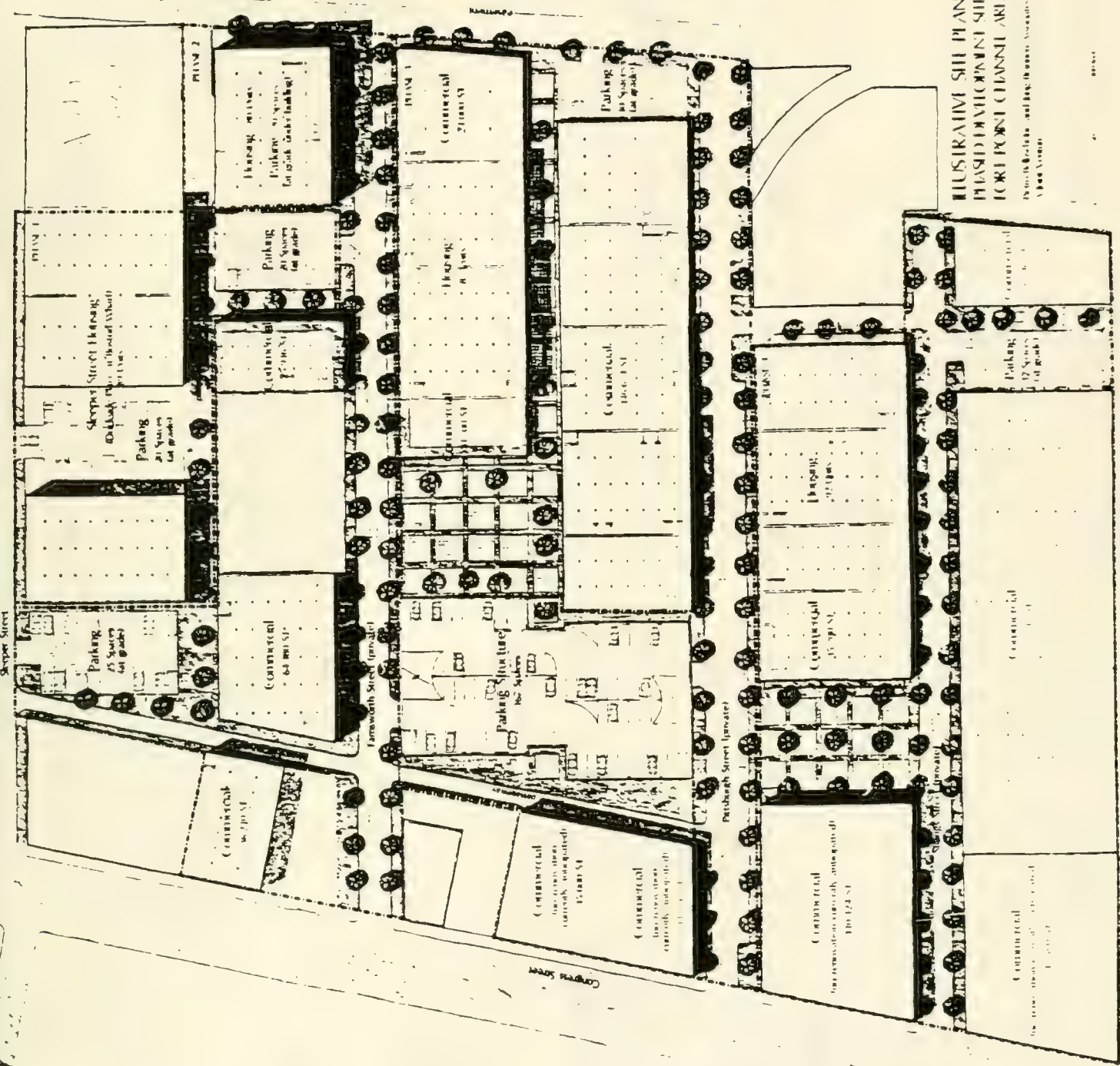


# PROPOSAL (PLANS)





ILLUSTRATIVE SITE PLAN  
PHASE II DEVELOPMENT SITE PLAN  
FORT POINT CHANNEL AREA  
Dismal Bay, and Long Bay, Alaska  
Alaska



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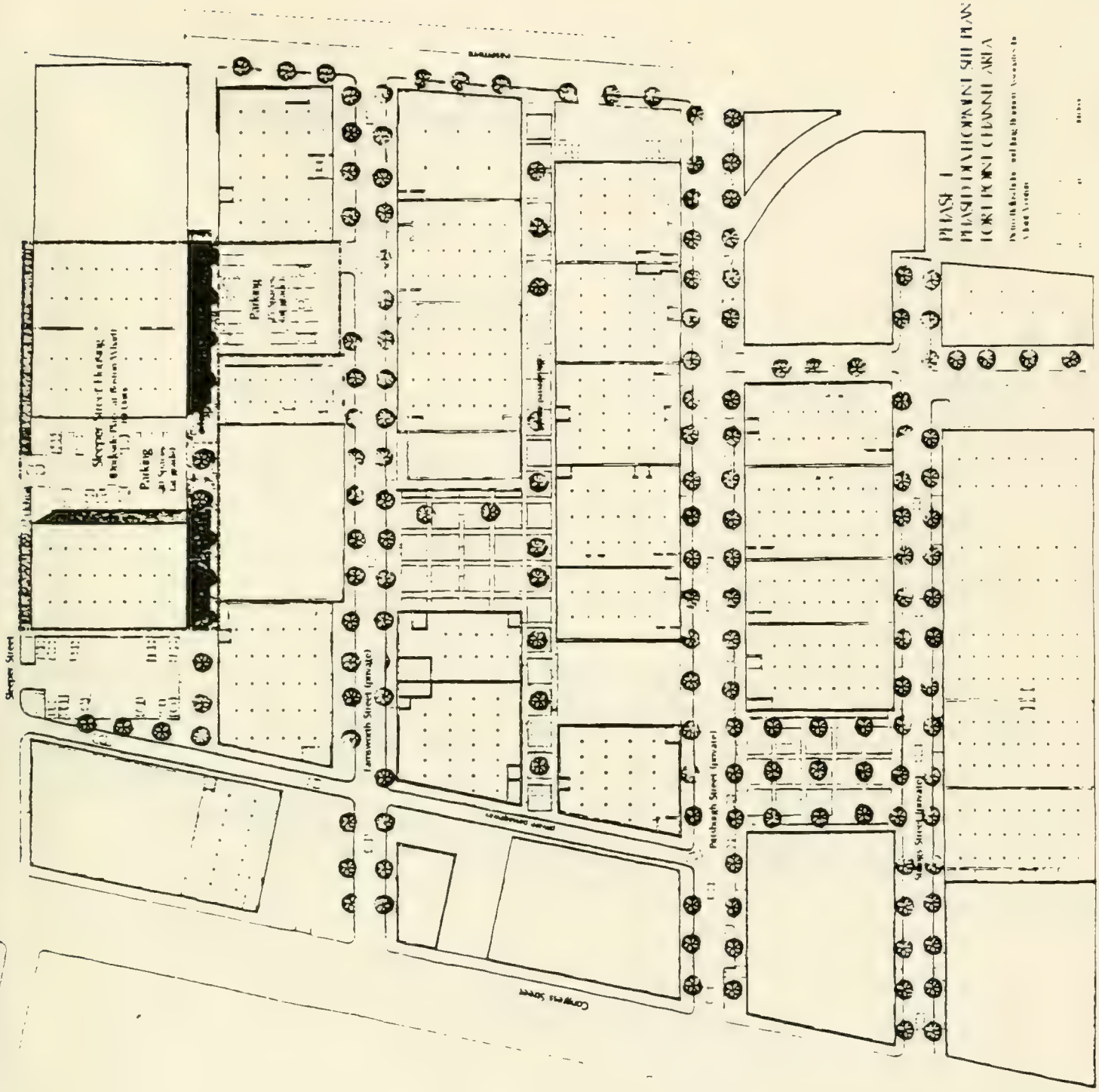


AREA TABULATION - UNIT COUNT - PARKING SPACE COUNT

USE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	BEYOND PHASE 4	TOTALS
<u>RESIDENTIAL</u>						
<u>Buildings</u>	143,552	105,899	98,660	137,648		485,759
Land	26,194	13,408	18,110	21,664		79,376
(Units)	(89)	(80)	(87)	(92)		(348)
<u>COMMERCIAL</u>						
<u>Buildings</u>	0	126,506	185,374	135,891		447,771
Land	0	23,237	51,231	58,346		132,814
<u>COMMERCIAL</u> (No Building Renovation Currently Anticipated)						
<u>Buildings</u>	0	0	89,556	157,684		247,240
Land	0	0	14,926	28,812		43,738
<u>Park or Landscaped Areas</u>						
Land	0	0	9,034	8,964		17,998
<u>PARKING</u>						
<u>Buildings</u>	0	0	79,500	0	79,500	
Land	18,915	37,445	4,779	8,128	0	159,000
(Spaces)	(45)	(113)	(177)	(12)	(241)	(588)
<u>PRIVATE STREETS</u>						
Land	0	27,400 (Farnsworth)	36,000 (Pittsburgh)	25,200 (Stillings)		86,000
<u>PRIVATE PASSAGEWAYS</u>						
Land	7,500	11,750	19,875	0		39,125
<u>EASEMENT</u>						
Land	22,500					22,500
<u>TOTALS</u>						
<u>Buildings</u>	143,552	232,405	453,090	431,223	79,500	1,339,770
Land	75,109	113,240	153,955	151,114	0	493,418



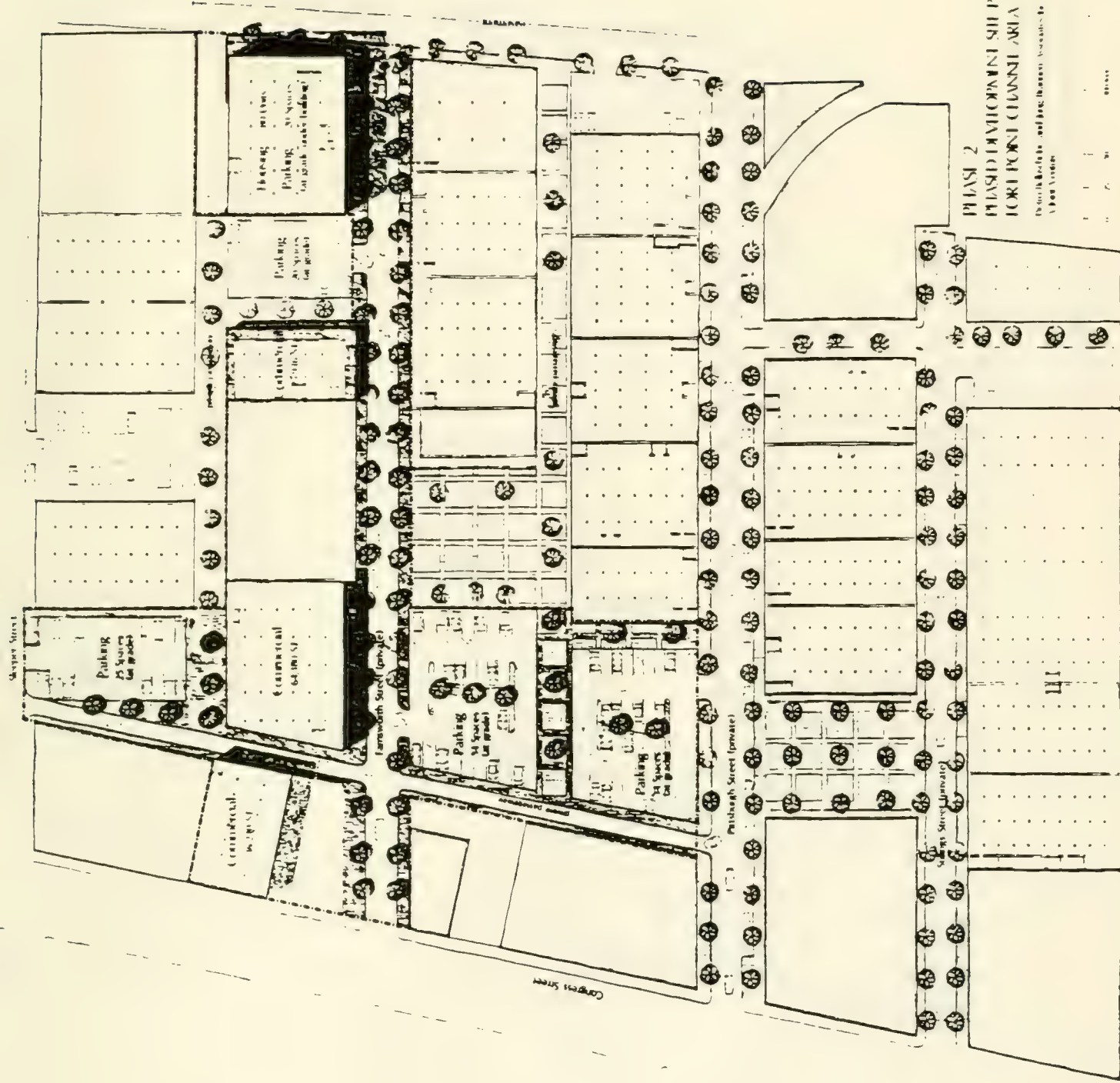




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PHASE 2  
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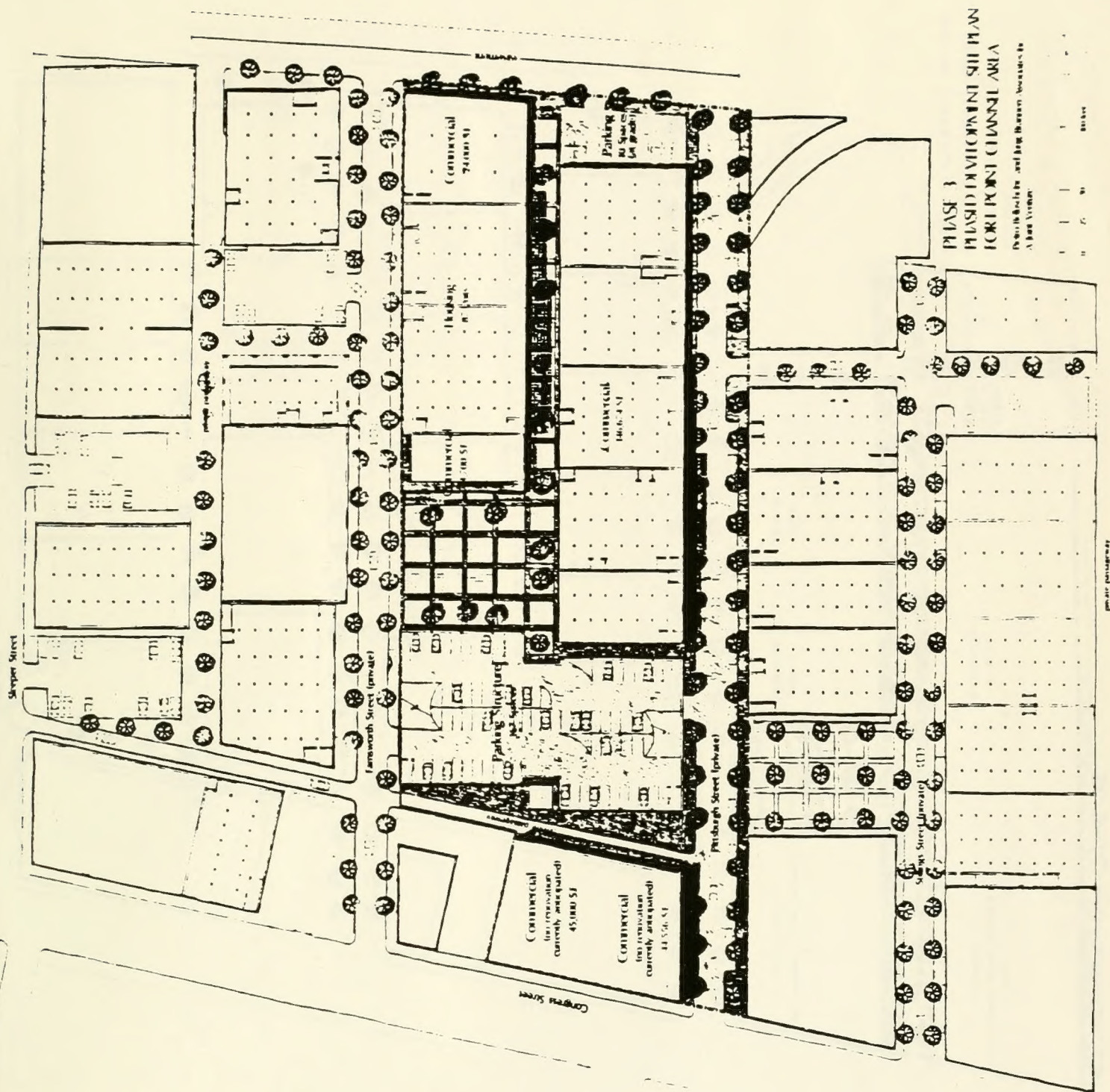
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